

## NEIGHBORHOOD PLAN

## Vision

- *The University Community will be an inviting and welcoming, people oriented urban community meeting the social, educational, residential, and commercial needs of a diverse array of people in an environmentally pleasing setting. The University Community will build on its current strengths and assets and proceed in new directions to accomplish its vision of the future.*
- *The University Community will offer a wide range of quality housing options to meet the needs of its diverse and growing population while retaining a sense of neighborhood and community.*
- *The University Community will be a vital and progressive economic area and an integral part of the city and the region, acknowledging the role of the University of Washington in our regional economy and recognizing the Community's diverse needs as well as those of the City.*
- *The University Community will be a hub of efficient, environmentally sound, multi-modal transportation serving the needs of residents, students, customers, and visitors.*
- *The University Community will seek an active partnership with the University of Washington as a catalyst for positive change involved in both residential and business concerns.*

## Key Strategies

- Southwest Quadrant** - The plan envisions a continuation of existing trends, with additional capital improvements to upgrade the physical setting while working to make the area more attractive and better connected to surrounding services and amenities.
- Lower Brooklyn** - The vision for Lower Brooklyn is to intensify and solidify the residential neighborhood's character to provide a better transition between the campus and adjacent activities, to integrate proposed transit improvements, and to improve gateways and connections around the periphery.
- Northern Tier** - Protect and stabilize the existing residential neighborhoods and provide residences with yards that will appeal to families with children.
- University Gardens Mixed-Use Core Development** - To be redeveloped into a more intense pedestrian oriented, mixed-use area, with amenities, open space, and transit accessibility supporting a wide variety of compatible activities.
- The Ave/ 15th Ave. NE Corridor** - To continue to focus its role on community and retail, while also being open to becoming an important transportation hub.
- Ravenna Urban Village** - Maintain the Burke-Gilman Trail by preserving, defining and enhancing the area near the trail by preserving green space, customizing design guidelines relating to trees, transition and the trail, while increasing the pedestrian connections and amenities throughout.



University Campus cherry blossoms

## Community Investment

- In 2003, SDOT completed The Ave project that completely reconstructed University Way NE from NE 41st St to NE 50th St. The work included new sidewalks and paving, street drainage, water main piping, traffic signal improvements, street lights, in-lane bus stops, urban design and art elements, and landscaping.
- SDOT completed the University Area Transportation Action Strategy in September, 2008 that serves as a blueprint for financing and prioritizing capital improvements in the University Area for the next 25 years.
- The City worked with the non-profit University Heights Center to develop a business plan that preserves this important neighborhood resource. Through an extensive public process, the community identified this site as a priority site for park acquisition. The University Heights Center and Parks are partnering to acquire the building and site.
- Council approved a series of rezones proposed in the Neighborhood Plan in December, 1998 at the time of plan approval.
- The City adopted the University Community Design Guidelines in October, 2000.
- Council approved amendments to the Commercial Code in March, 2009 to clarify development standards and height exceptions and to introduce the Seattle Green Factor landscaping standards.
- Pro Parks Levy and King County funds implemented the Ravenna Daylighting project that included work in Ravenna Park and Cowen Park. Within Cowen Park the project recreated a streambed feature in the filled ravine. The work was coordinated with the Cowen Park shelter house renovation and other park improvements. The Ravenna Park portion included excavation of 650 lineal feet of new creek channel and enhancing a total of 850 lineal feet of the Ravenna Creek channel. Other project work elements included installing new pathways, stairs, railings and a pedestrian bridge, installing artwork, and restoring the stream corridor.

## Neighborhood Plans:

[WWW.SEATTLE.GOV/NEIGHBORHOODS/NPI/PLANS](http://WWW.SEATTLE.GOV/NEIGHBORHOODS/NPI/PLANS)

## Neighborhood Status Reports:

[WWW.SEATTLE.GOV/DPD/PLANNING/NEIGHBORHOOD\\_PLANNING/STATUSREPORTS](http://WWW.SEATTLE.GOV/DPD/PLANNING/NEIGHBORHOOD_PLANNING/STATUSREPORTS)

# UNIVERSITY COMMUNITY URBAN CENTER HOUSING & EMPLOYMENT

Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for University Campus

## Comprehensive Plan 2024 Growth Targets

University Source: Comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/Ac.)
	758	6,850	9	2,450	12	32,360	43	6,140	51

## UNIVERSITY CAMPUS HOUSING & EMPLOYMENT

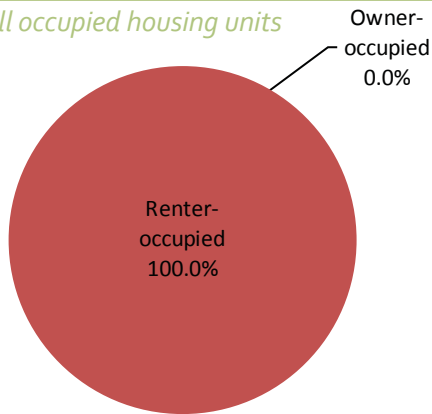
Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for University Campus.

## Comprehensive Plan 2024 Growth Targets

NOTE: University Campus is part of the University Community Urban Center, but is not an Urban Center Village. Therefore it does not have housing or employment targets.

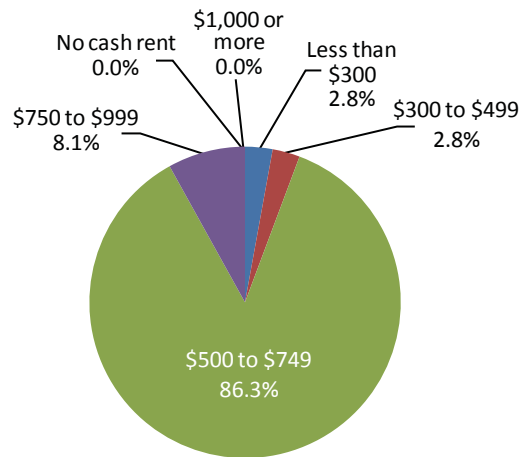
### Renter/Owner

for all occupied housing units



### Gross Rent

for specified renter-occupied units

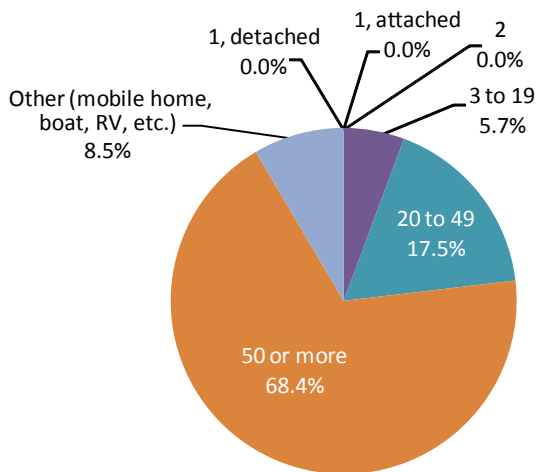


Median gross rent:  
(specified units paying cash rent)  
-University Campus: \$650-\$699  
-Seattle: \$721

Note: "Gross rent" includes rent and costs for household utilities and fuels. Specified units exclude 1-family houses on ten or more acres

### Number of Units in Structure

for all housing units

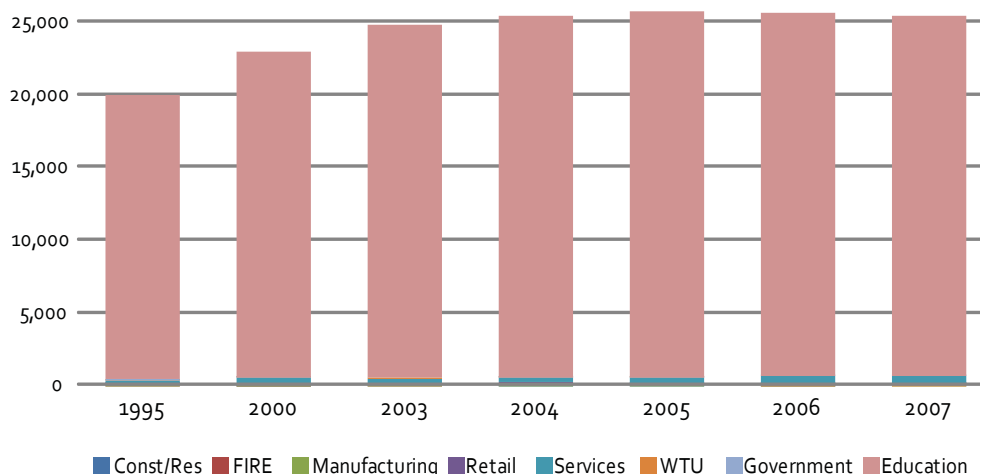


### Development Capacity

as of 2007

Housing	N/A
Commercial	94,544 (square feet)
Jobs	210

### Employment by Sector



■ Const/Res ■ FIRE ■ Manufacturing ■ Retail ■ Services ■ WTU ■ Government ■ Education

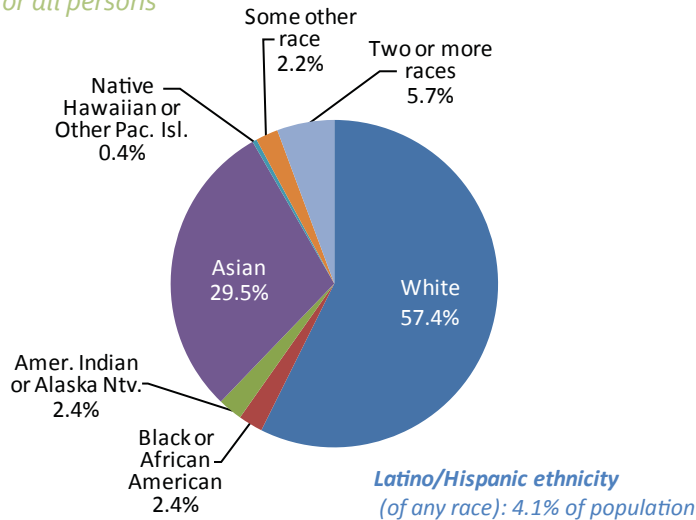
# UNIVERSITY CAMPUS DEMOGRAPHIC SUMMARY

Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for University Campus

Population	2000	2007*
*estimate	2,561	4,031

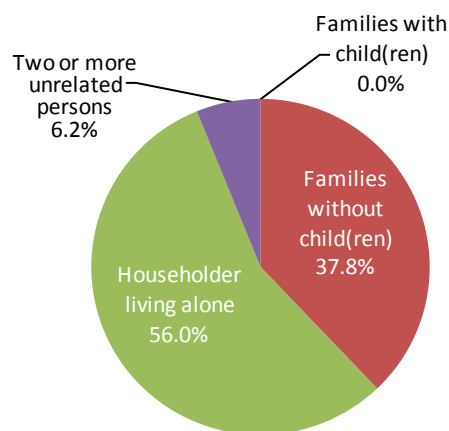
## Race

for all persons



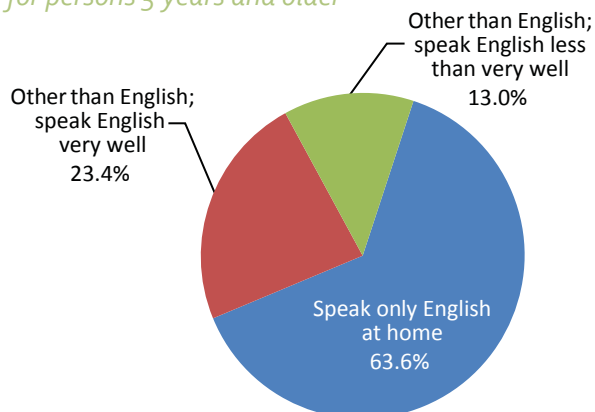
## Household Type

for all households



## Language Spoken at Home

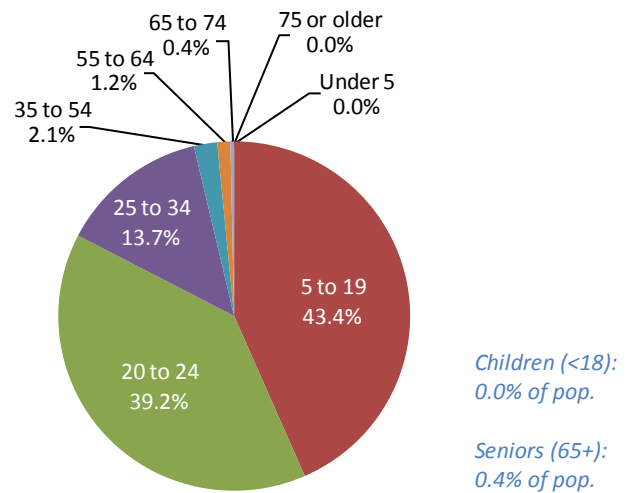
for persons 5 years and older



Total speaking language other than English at home: 36.4%

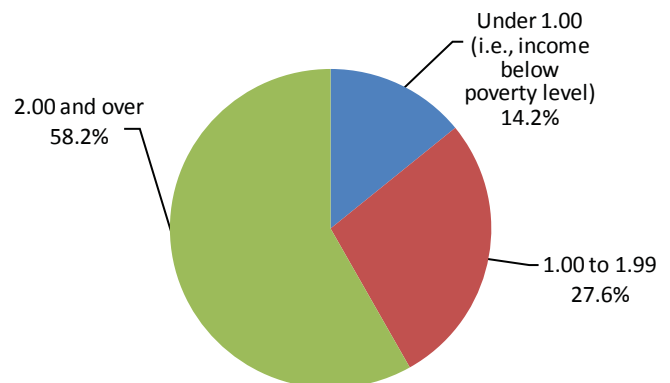
## Age

for all persons

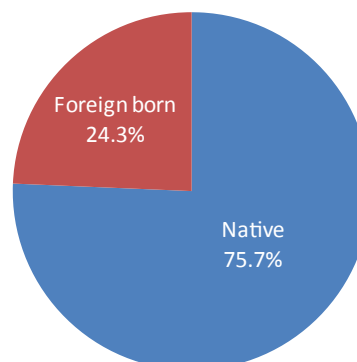


## Ratio of Income to Poverty

for persons for whom poverty status is determined



## Place of Birth



Entered U.S. within prior 10 years:  
66.9% of foreign born;  
16.3% of total population

Note: Native includes born in U.S., Puerto Rico and other U.S. island areas, and born abroad to American parents

# RAVENNA URBAN CENTER VILLAGE HOUSING & EMPLOYMENT

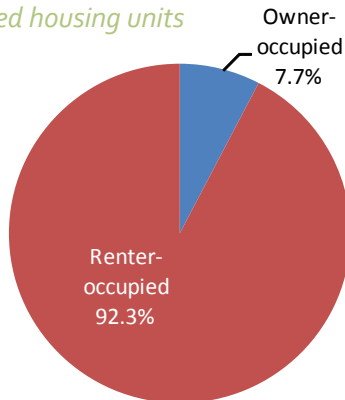
Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for Ravenna Urban Center Village.

## Ravenna Urban Center Village Comprehensive Plan 2024 Growth Targets

Ravenna Source: Comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/Ac.)
	123	1,400	11	450	15	1,960	16	500	20

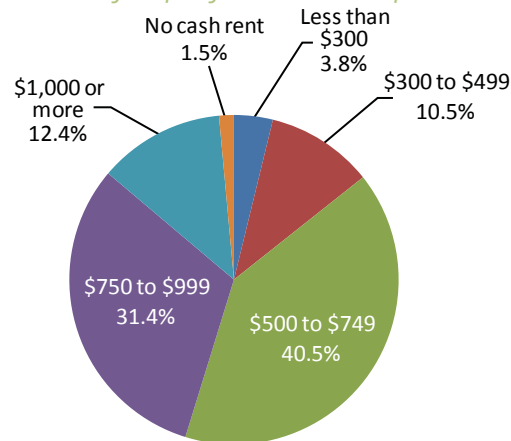
### Renter/Owner

for all occupied housing units



### Gross Rent

for specified renter-occupied units

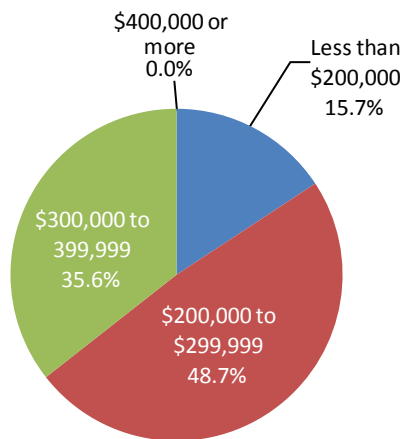


Median gross rent: (specified units paying cash rent)  
-Ravenna: \$700-\$749  
-Seattle: \$721

Note: "Gross rent" includes rent and costs for household utilities and fuels. Specified units exclude 1-family houses on ten or more acres

### Home Value

for all specified-owner occupied housing units

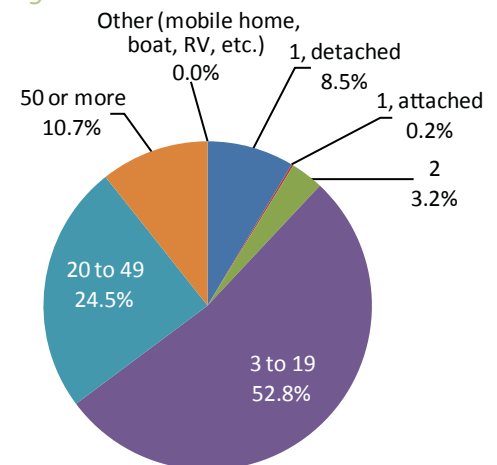


Median home value:  
-Ravenna: \$278,947  
-Seattle as a whole: \$259,600

Note: "Specified owner-occupied units" exclude mobile homes, units (such as condominiums) in multi-unit buildings, and houses on ten or more acres.

### Number of Units in Structure

for all housing units

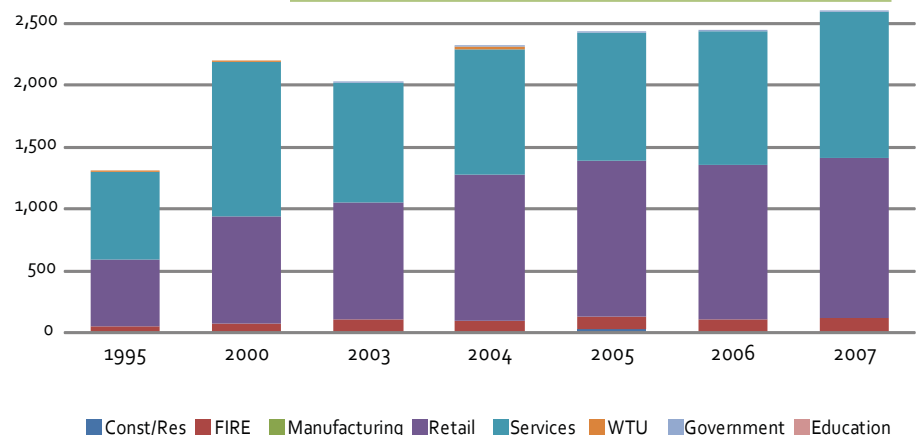


### Development Capacity

as of 2007

Housing	1,345 units
Commercial	1,437,635 (square feet)
Jobs	4,792

### Employment by Sector



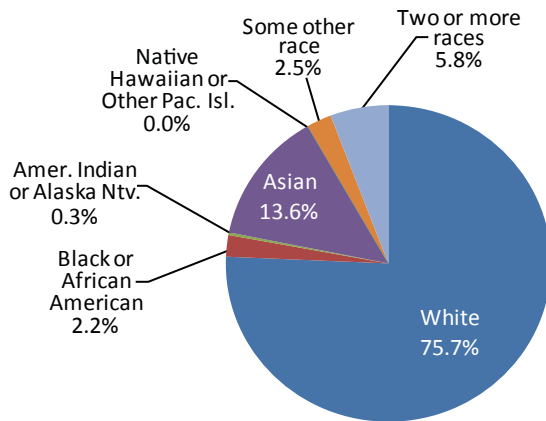
# RAVENNA URBAN CENTER VILLAGE DEMOGRAPHIC SUMMARY

Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for Ravenna Urban Center Village.

Population	2000	2007*
*estimate	3,011	4,285

## Race

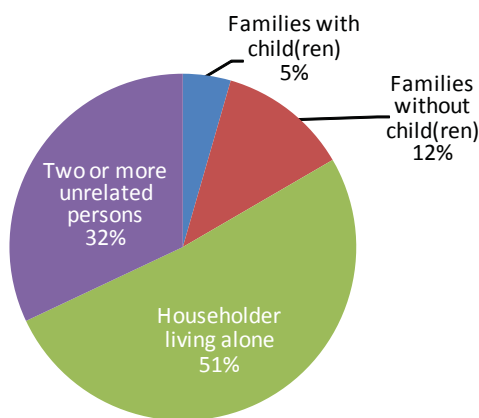
for all persons



**Latino/Hispanic ethnicity**  
(of any race): 4.7% of population

## Household Type

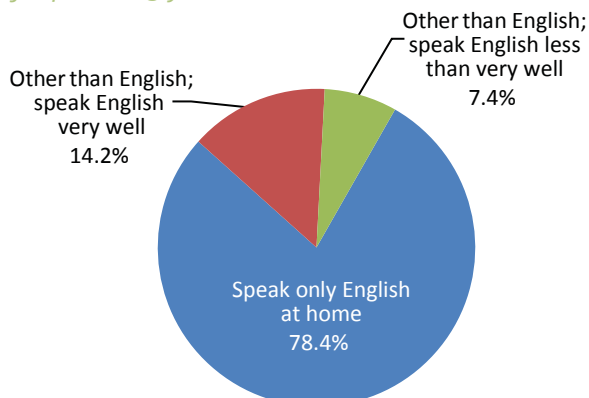
for all households



Note: "Children" refers to related children under 18 years of age

## Language Spoken at Home

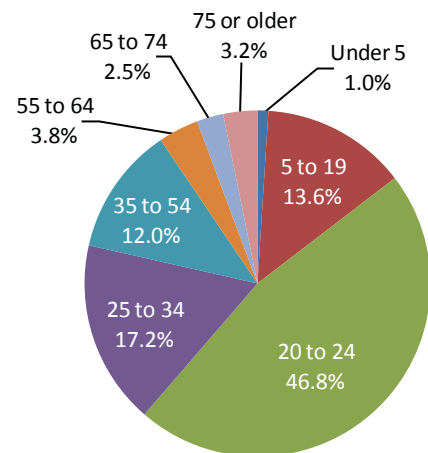
for persons 5 years and older



Total speaking language other than English at home: 21.6%

## Age

for all persons

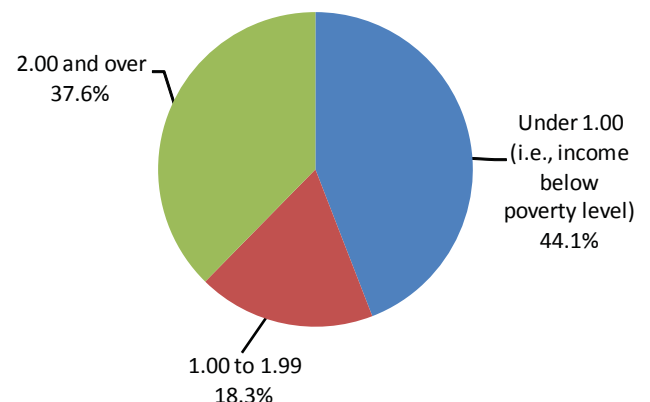


Children (<18):  
2.0% of pop.

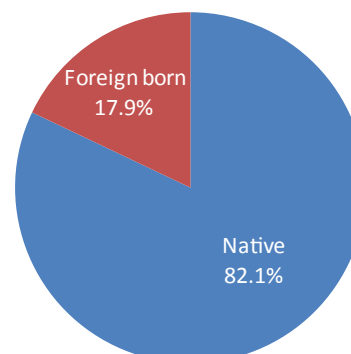
Seniors (65+):  
5.7% of pop.

## Ratio of Income to Poverty

for persons for whom poverty status is determined



## Place of Birth



Entered U.S.  
within prior 10 years:  
78.5% of foreign born;  
14.1% of total  
population

Note: Native includes  
born in U.S.,  
Puerto Rico and  
other U.S. island areas,  
and born abroad  
to American parents

# UNIVERSITY DISTRICT NORTHWEST URBAN CENTER VILLAGE HOUSING & EMPLOYMENT

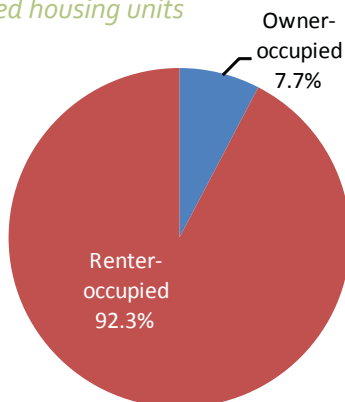
Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for University Northwest Urban Center Village.

## Unviersity District Northwest Comprehensive Plan 2024 Growth Targets

University District NW Source: Comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/Ac.)
	287	5,230	18	2,000	25	6,170	21	2,640	31

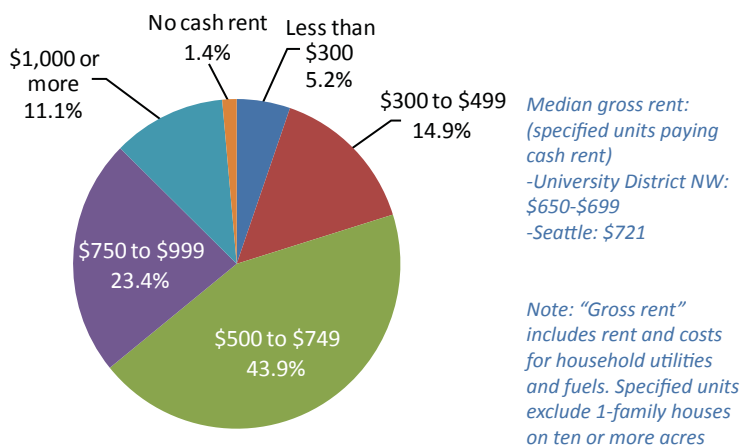
## Renter/Owner

for all occupied housing units



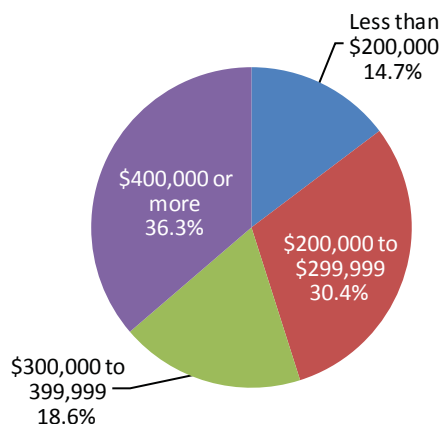
## Gross Rent

for specified renter-occupied units



## Home Value

for all specified-owner occupied housing units

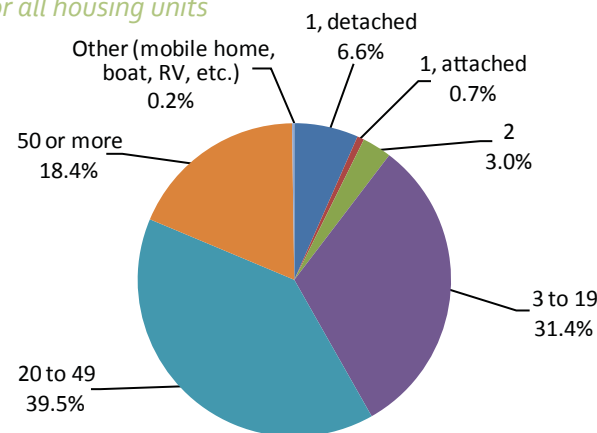


Median home value:  
 -University District NW: \$331,579  
 -Seattle as a whole: \$259,600

Note: "Specified owner-occupied units" exclude mobile homes, units (such as condominiums) in multi-unit buildings, and houses on ten or more acres.

## Number of Units in Structure

for all housing units

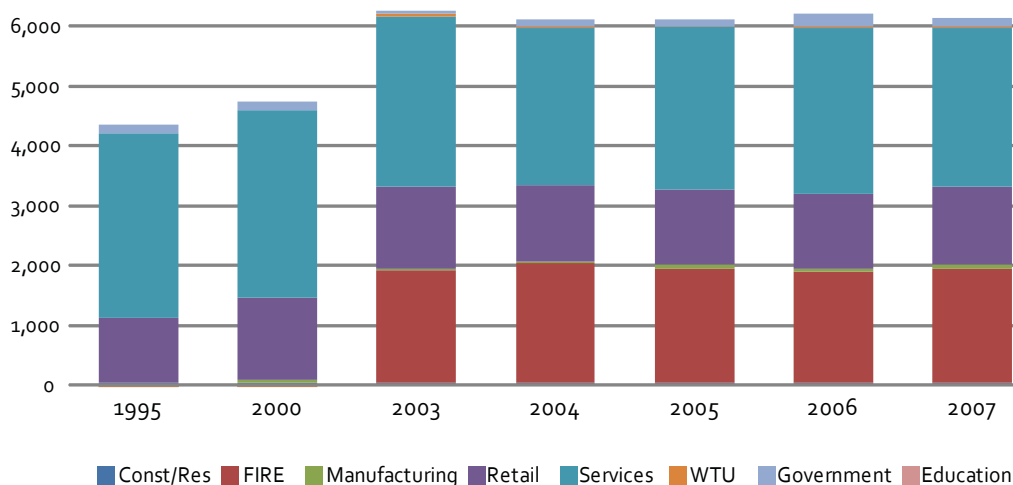


## Development Capacity

as of 2007

Housing	3,502 units
Commercial	1,454,807 (square feet)
Jobs	4,849

## Employment by Sector



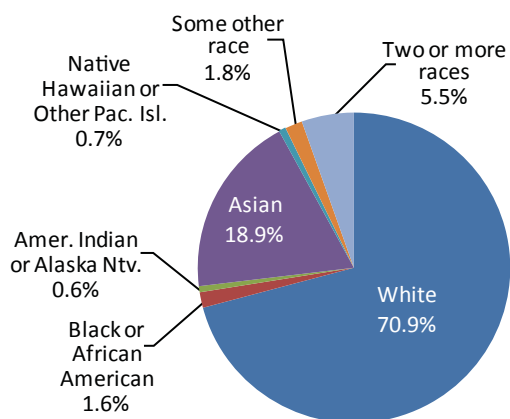
# UNIVERSITY DISTRICT NORTHWEST URBAN CENTER VILLAGE DEMOGRAPHIC SUMMARY

Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for University Northwest Urban Center Village.

Population	2000	2007*
*estimate	13,244	10,976

## Race

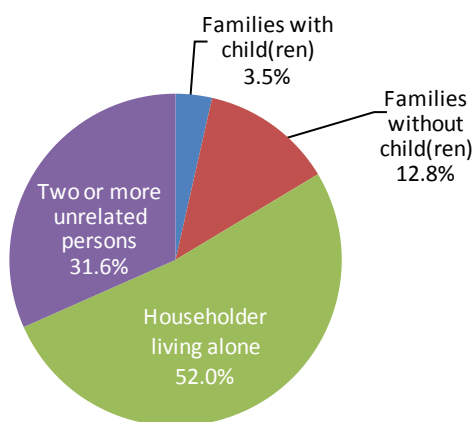
for all persons



*Latino/Hispanic ethnicity  
(of any race): 4.5% of population*

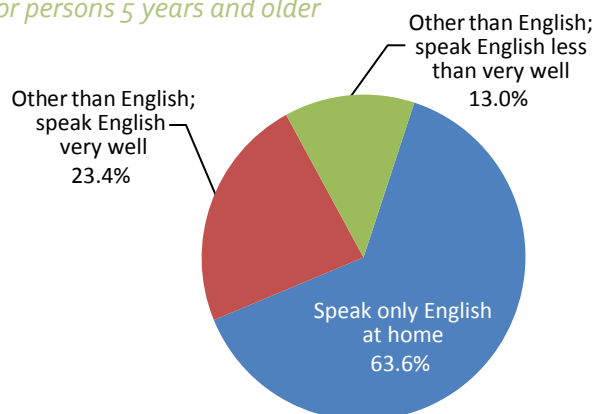
## Household Type

for all households



## Language Spoken at Home

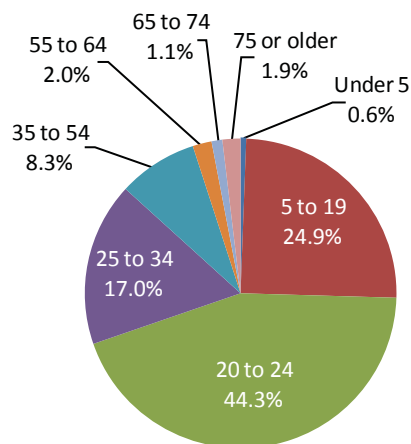
for persons 5 years and older



*Total speaking language other than English at home: 36.4%*

## Age

for all persons

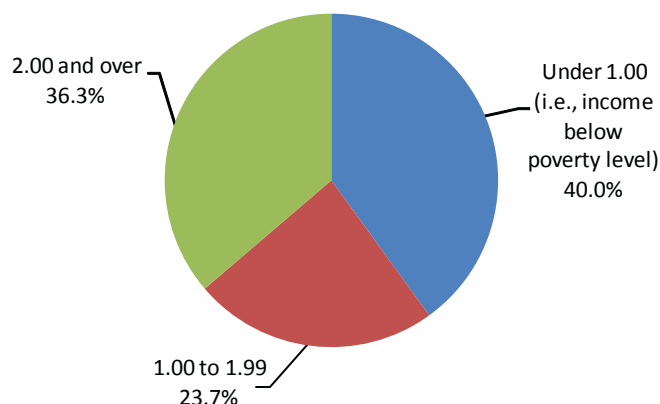


*Children (<18):  
1.5% of pop.*

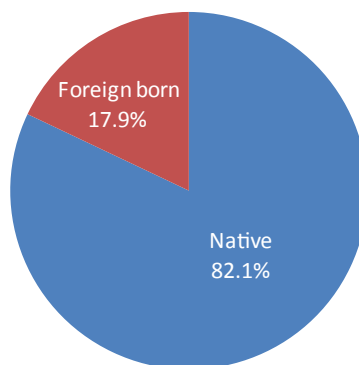
*Seniors (65+):  
3.0% of pop.*

## Ratio of Income to Poverty

for persons for whom poverty status is determined



## Place of Birth

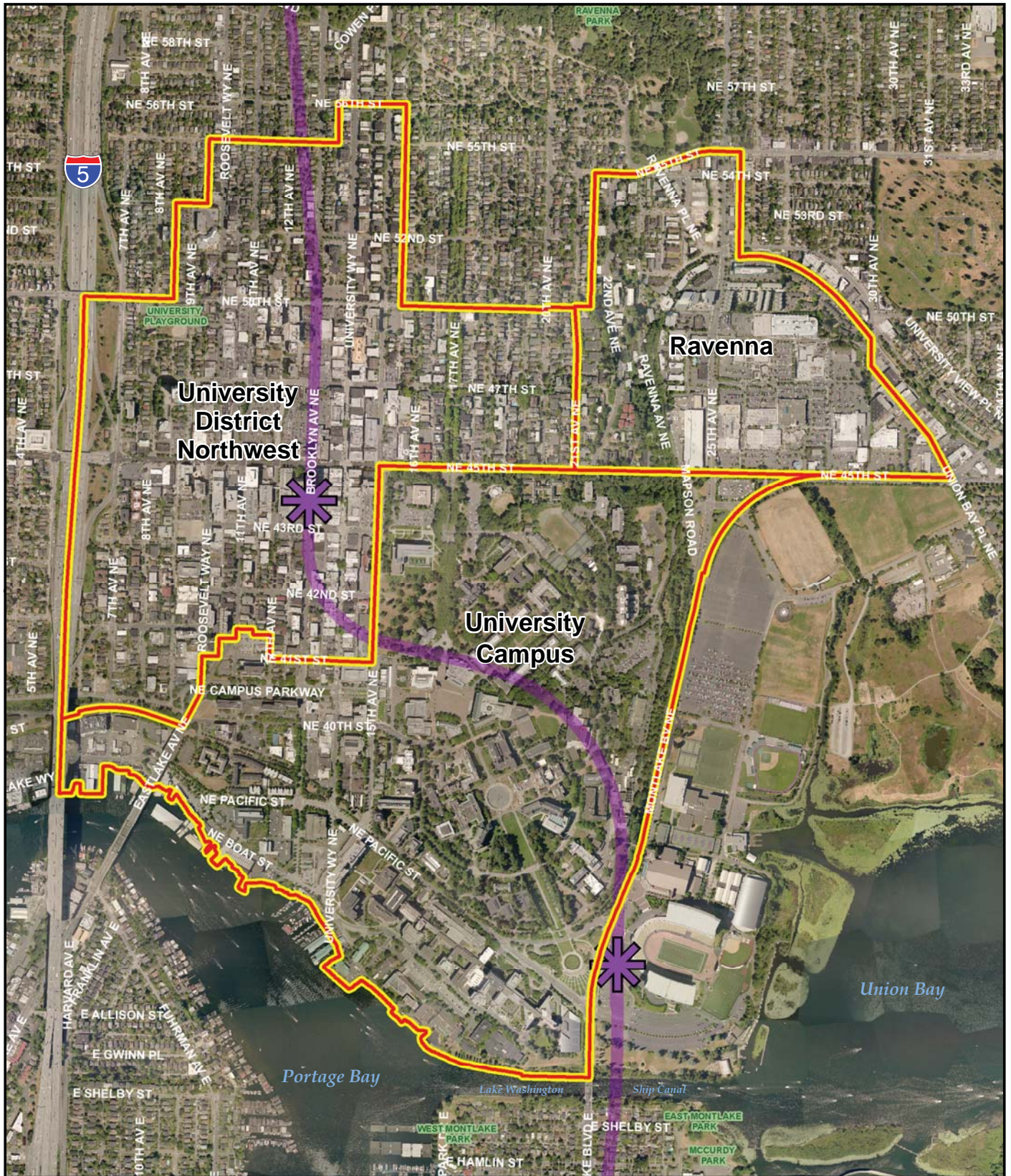


*Entered U.S.  
within prior 10 years:  
66.8% of foreign born;  
12.0% of total  
population*

*Note: Native includes  
born in U.S.,  
Puerto Rico and  
other U.S. island areas,  
and born abroad  
to American parents*



# AERIAL MAP



## University Community

Urban Village



Neighborhood Plan Area



Aerial Photo: 2007

LINK Light Rail



At-Grade / Aerial



Tunnel



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